

Land adjoining no. 10 Ferdinand Street, Camden:
Proposed New Development of 8 Apartments
for Optic Realm

Town Planning Design and Access Statement
LM 140121 rev07



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REVISIONS:

- 00) 25.11.2013 First Issue
- 01) 06.12.2013 Issue for Crime Prevention Officer
- 02) 06.12.2013 Photomontage updated
- 03) 13.12.2013 Sense of Enclosure sheet added
- 04) 13.12.2013 Sense of Enclosure sheet updated
- 05) 17.12.2013 Appendix added
- 06) 18.12.2013 Notes amended
- 07) 20.01.2014 Arboriculture p.8 amended



Site



Site



Site



Site



Site to left and no.10 Ferdinand Street to right



View within site towards side elevation of 10 Ferdinand Street



View of flats opposite site. Kent House is the white building.



View of site and adjacent Broomfield House



Site in right foreground, Broomfield House beyond



Pub at junction of Ferdinand Street/Chalk Farm Rd.



Roof of existing garages to be demolished (flat portion) and property behind



Facade to right of 10 Ferdinand Street

LOCATION AND HISTORY:

The proposal site is in Ferdinand Street, Camden and is located between Broomfield House and no.10 Ferdinand Street. No 10 is an apartment building owned by the applicant. The proposed site does not currently have a postal address or postcode, being the former garage compound for Broomfield House. It was recently sold to the applicant by Camden Council.

PROPOSAL:

Demolition of existing garages and front and side low perimeter walls. Erection of a new apartment building abutting no.10 Ferdinand Street.

AMOUNT:

8 new apartments in one building, arranged as follows:

Ground Floor

- 1 x 32sqm studio apartment
- 1 x 79.5sqm 2 bed apartment

First Floor

- 1 x 87sqm 3 bed apartment
- 1 x 49sqm 1 bed apartment

Second Floor

- 1 x 61sm 2 bed apartment
- 1 x 74sqm 2 bed apartment

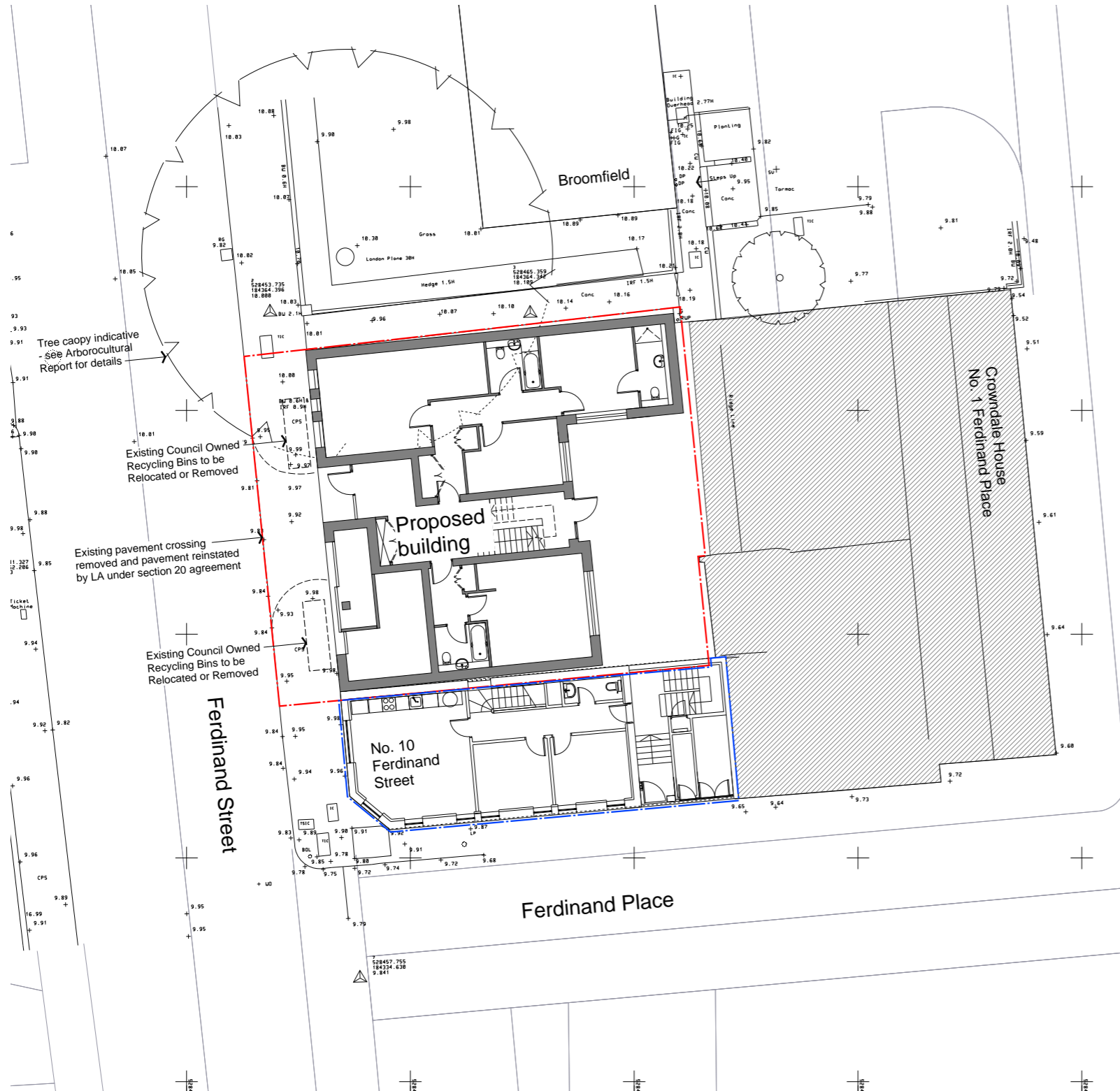
Third Floor

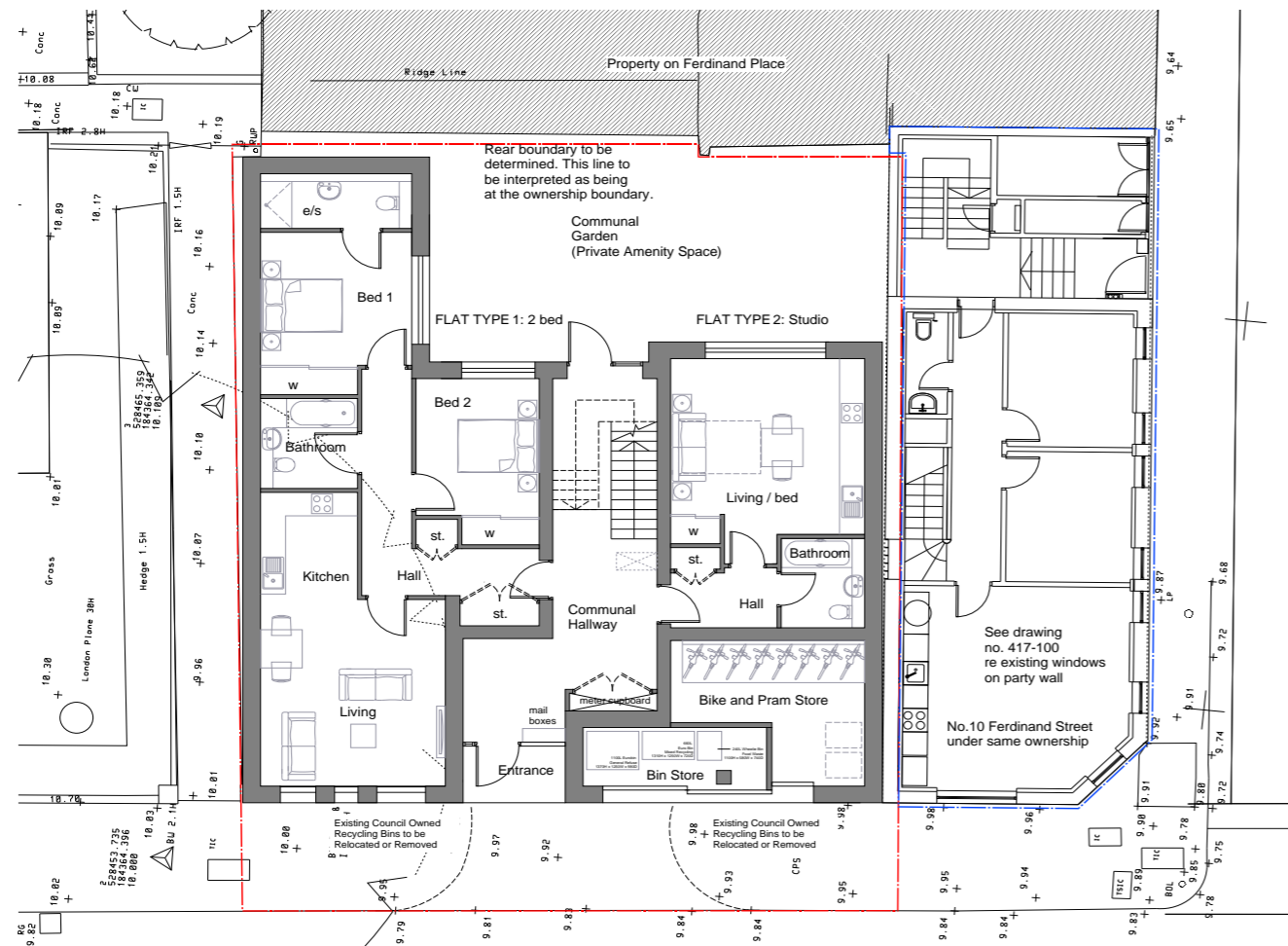
- 1 x 61sm 2 bed apartment
- 1 x 74sqm 2 bed apartment

Total areas are noted on drawings 452-100 and 452-101



The proposal with no.10 Ferdinand Street in white to the right





LAYOUT:

Four storeys, with two apartments per floor.

LIFETIME HOMES:

All flats are lifetime homes compliant

WHEELCHAIR ACCESSIBLE:

Camden council confirmed at pre-application stage that no wheelchair accessible apartments are required as the proposed development does not exceed 10 flats in total.

GROUND FLOOR:

The entrance floor, with level entry from the street. A communal corridor provides access to two flats and the communal stair.

A bin store accessed from the street meets Camden's requirements for 1360L capacity to serve the 8 apartments (160L is required for each 2 bed household). Space has been provided for an 1100litre Eurobin for general refuse, a 660L Eurobin for mixed recycling and a 220L wheelie bin for food waste.

Expansion space has also been allowed for.

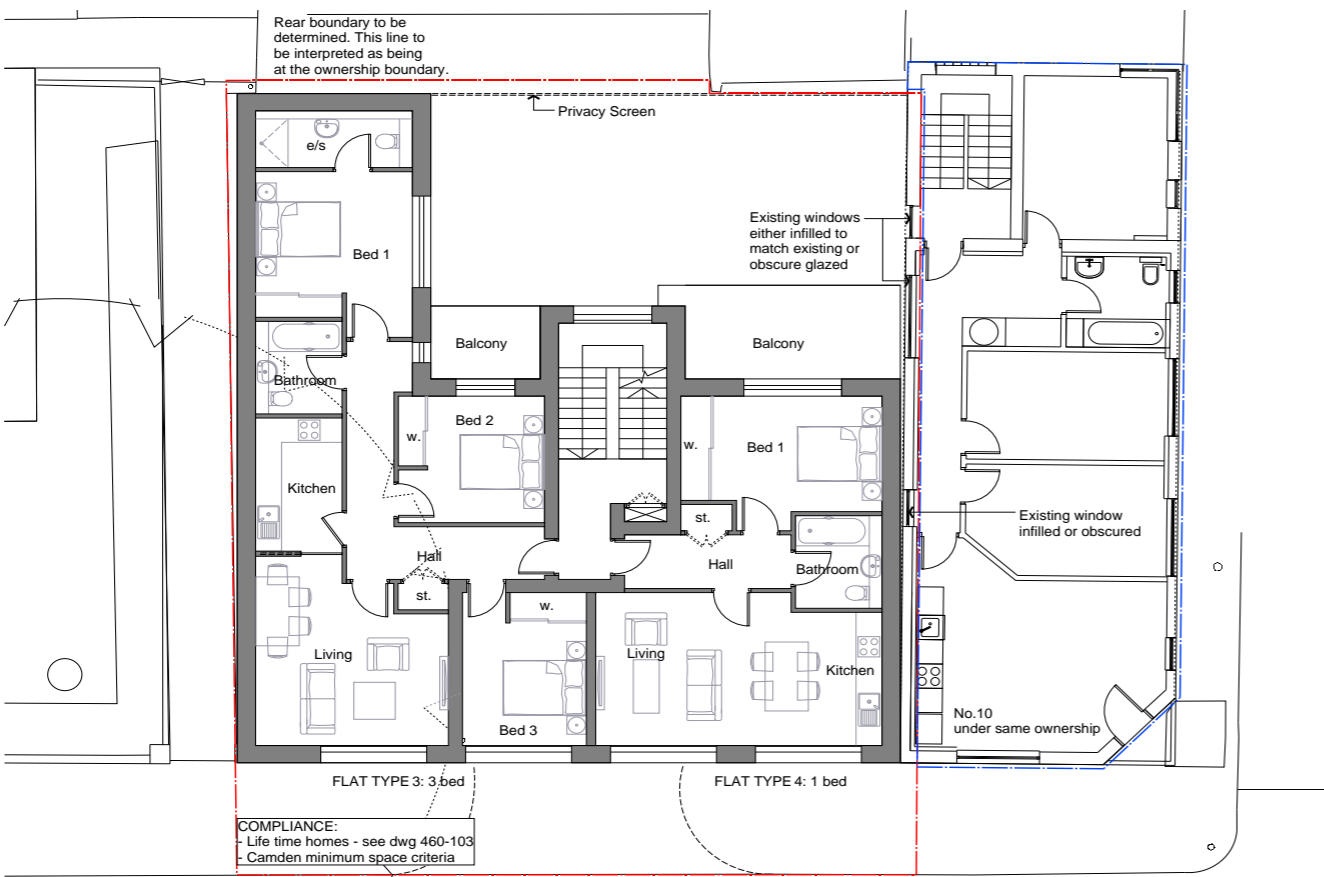
The above sizes are based upon recommendations made by Camden's Environmental Operations Manager.

The new bin store will require servicing from the kerbside - this was discussed with Camden's transport officer during pre-application discussion.

A lockable bike and pram store, accessed from the street, with space for 8 no. bikes (1 per dwelling) and space for pram storage.

Amenity Space: Communal Garden

Private outdoor amenity space for all residents, accessed from the communal stairway. The two flats at this level will each have a defined but not segregated, area accessed from the flats.



FIRST FLOOR:

All upper floors are accessed from the communal stair.

Amenity Space:

Both flats have private outdoor amenity space in the form of rear balconies. The rear boundary to the site will have a screen to maintain privacy between these rear balconies and the flats in no 1-3 Ferdinand Place to the rear.

SECOND FLOOR AND THIRD FLOOR:

The second and third floor layouts are identical to one another. They differ from the first floor in terms of the size and layout of apartments. The location of the amenity space for these floors also differ from the first floor.

Amenity Space

Second and third floor apartments each have a private outdoor amenity space in the form of front facing balconies which overhang the pavement below. A licence will be required for these projections.



Buildings that help to illustrate our concepts:
 Clockwise from top left:
 1 Pale brick, large square openings
 2 Balconies and reveals contrasting with the pale brick
 3 Full height windows with side panels and mix of materials
 4 Glass made extra reflective by being on the facade surface
 5 Order by repetition (but too much without relief like this is monotonous)

SCALE, APPEARANCE AND TOWNSCAPE:

Scale: The overall height and position of the proposed street facade matches that of the adjoining property no.10 Ferdinand Street, unifying this section of pavement frontage at an intermediate height between lower buildings to the south and taller buildings to the north.

Elevational Form: a simple organising principal of large repetitive full height window openings to upper floors orders the facade and allows as much light as possible deep into the spaces. This simplicity and repetitiveness mimics the adjacent properties - particularly Broomfield House to the North.

Materials and Townscape:

Brick is proposed to tie in with the surrounding buildings. Pale buff bricks have been proposed to harmonise the transition between no.10 Ferdinand Street to the South and Broomfeild House to the North.

The following add further interest to the facade:

- altering the opening layout to the ground floor (also enhances privacy from the pavement for the street level flat)
- the corner window detail to the second floor which takes advantage of the corner view.
- contrasting decorative infill panels to the southern windows.
- a single flush window with the rest of the windows recessed helps to relieve the ordered facade. The flush window does not have an infill panel so stands out as a feature.
- Glazed coloured glass balconies work well with the light brick to give the building character.

All materials are chosen to be robust and to not become shabby.





Existing site from Ferdinand St. Broomfield house on the left, no. 10 on the right. Note the very high canopy of the tree.



Photomontage of the proposal.

LANDSCAPING AND ACCESS:

Level access is proposed to all of the ground floor with a communal stair serving the floors above.

The proposed building is sited on the pavement line to match the line of the adjacent no.10 Ferdinand Street. This was considered favourable in the pre-application process as it will help to complete the street which is currently broken by the garages.

There are currently council owned recycling bins located on the pavement in front of the site. These will need to be removed or re-located in our proposal.

The rear communal garden will be accessible to all of the residents and be easily maintainable.

A biodiverse living roof populated with indigenous species planting has been incorporated into the design further to suggestion by the planners at pre-application stage. Brick bird/bat boxes will also be incorporated on the rear facade.

ENERGY:

The proposed development has undergone a pre-assessment for Code for Sustainable Homes Level 4. See energy report for further details.

In order to meet Camden's policy of 20% reduction in CO2 emissions through renewables onsite, approximately 24 PV panels (39 m2 of roof space based on 327 PV output) have been allowed for on the roof of the development.

ARBORICULTURE:

A single London Plane tree overhangs the site from the adjacent front garden. For further detail regarding this tree see the Arboricultural report.

CONCLUSION

The proposal for a new residential block is appropriate for the site as the blocks on either side of the site are residential. No.10 Ferdinand Street which abuts the proposed site (and is under the same ownership) is currently standing alone and the new proposal will complete the street scene along this stretch of Ferdinand Street - helping to enliven it.

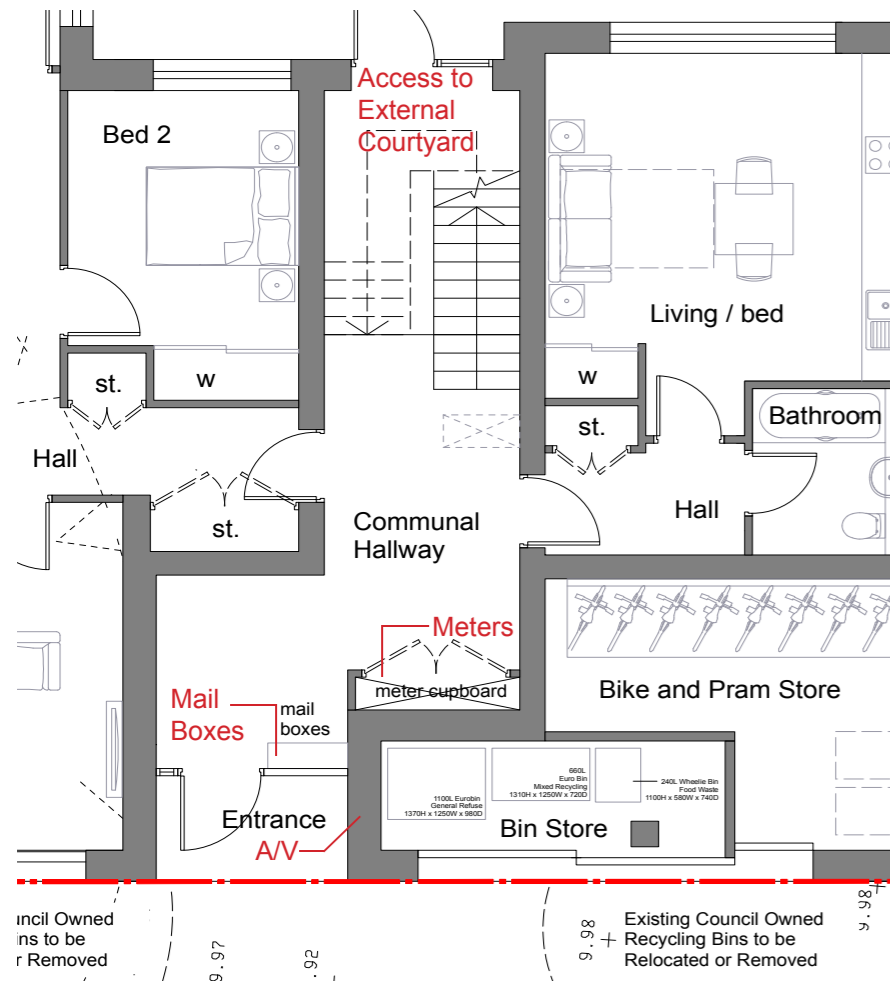
The proposed materials and design will create an interesting, contemporary addition to the street and tie in with Camden's eclectic mix of properties.



The existing site with boarded up garages



3D sketch of proposal



Part plan at ground floor indicating post box location and cupboard where meters will be stored.



Steel fence and gates on Broomfield Site (unaffected by proposal)

CRIME IMPACT STATEMENT:

The proposal makes use of a site that currently houses redundant garages that have been boarded over to prevent anti-social behaviour. The proposal fills the gap adjacent to the existing no.10 Ferdinand Street and enlivens the street along this stretch.

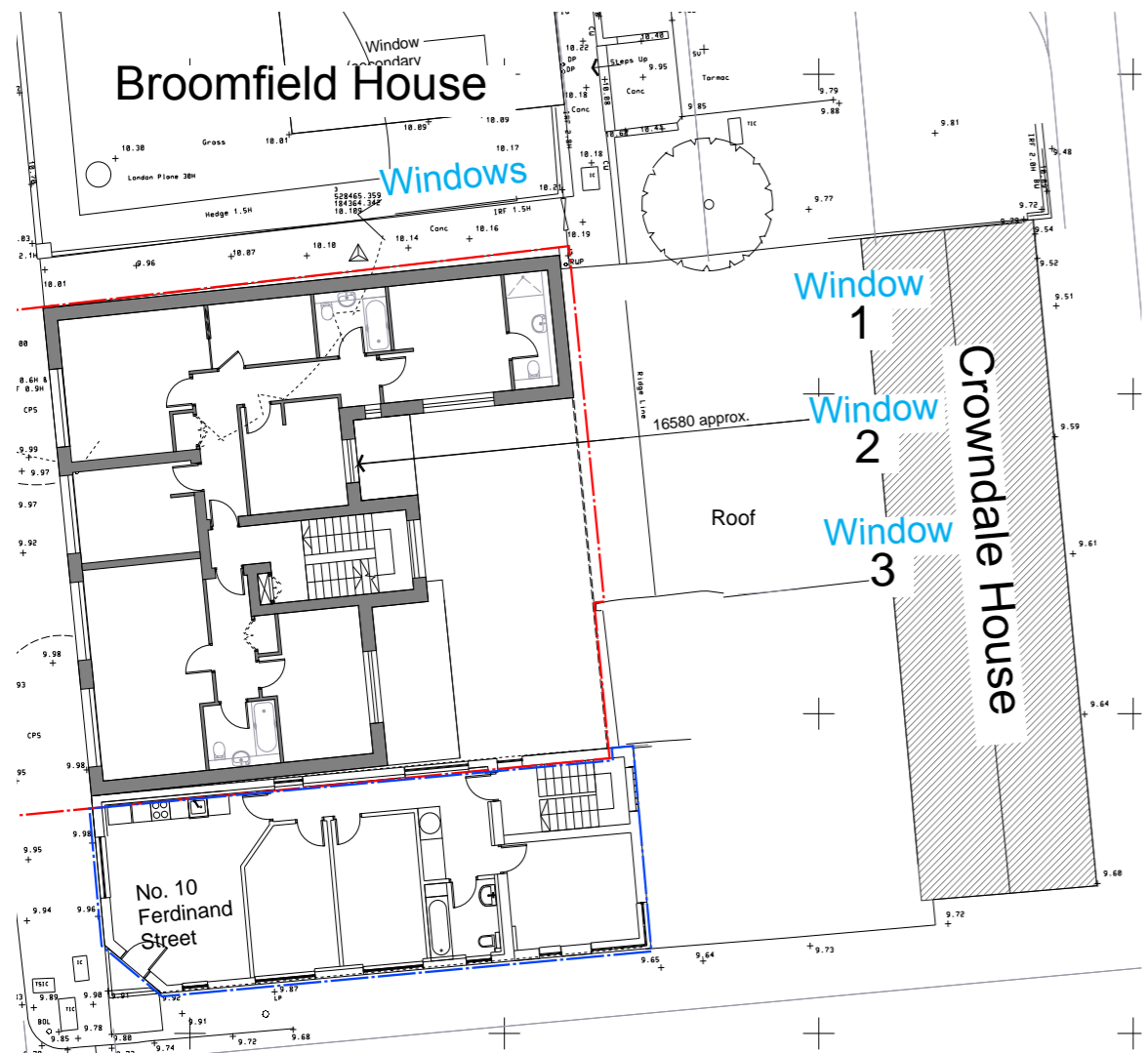
The following measures will be taken to help reduce the possibility of crime:

- * All rooms to have openable windows or patio doors to comply with BS PAS 24-2012 to make them as secure as possible.
- * Ground floor rooms with windows on the street will be provided with secure ventilation (either mechanical ventilation or security grilles).
- * The bike and bin stores which are both accessed from the street will have self-closing and locking mechanisms (residents will access these stores with a key). This will prevent their use for anti-social behaviour.
- * The 8 no. apartments will all be linked to the main entrance via audio and video access control. This will be located on the wall outside the entrance lobby.
- * The post will be delivered through the wall adjacent to the communal access door. This will mean that the postal delivery person will not need access to the building.
- * The utility meters will be located in one central location, near to the front door. This removes the need for the meter readers to gain entry to individual apartments.
- * The proposal has a side wing to the north of the site. This side wing meets the rear boundary meaning that the communal space to the rear cannot be accessed externally (it is accessed from a door at the rear of the communal corridor at ground floor). The gap between the adjacent Broomfield House and our proposal is within the Broomfield House boundary. The rear of this gap is blocked by an existing steel fence with a gate (currently locked).
- * The communal entrance is protected from the weather and will be well lit constantly (all proposed lighting will be to BS 5489). CCTV will be in operation in the external lobby area to help prevent anti social behaviour.
- * Noise - all walls and floors between separate apartments will be acoustically insulated to reduce noise transmission.
- * Materials - secured by design accredited products will be used where practicable.

The above has been developed in consultation with Adam Lindsay (Designing Out Crime Officer) and PCSO Parkinson of Camden Police Safer Neighbourhoods Team Haverstock Ward. Please refer to e-mail on page 12 of this document confirming that the above is appropriate.

STATEMENT EXPLAINING HOW 16 LIMETIME HOMES STANDARDS ARE MET:

- 1.) Parking
No parking for this development
- 2.) Approach to dwelling from parking (distance, gradients and widths)
No parking for this development
- 3.) Approach to all Entrances
The covered common entrance will be a minimum of 1200mm deep with either a gently sloping or level approach.
- 4.) Entrances Shall
 - a. Be illuminated
 - The external entrance lobby will be lit with fully diffused luminaires.
 - b. Have level access over the threshold
 - There will be a level threshold between the external lobby and the hallway.
 - c. Have effective clear opening widths and nibs as specified.
 - The minimum effective clear opening width at all entrances to a dwelling (including balcony entrances) will be 800mm. The minimum effective clear opening width of communal doors will be 800mm. Doors to have a 300mm min. clear space to leading edge (pull side only)
 - d. Have adequate weather protection
 - The external lobby is covered in the proposed development and is over 1200mm deep.
 - e. Have a level external landing
- 5.) Communal Stairs and Lifts
Stairs to have:
Uniform rise not exceeding 170mm.
Uniform going not less than 250mm.
Handrails that extend 300mm beyond the top and bottom.
Handrails height 900mm from each nosing.
Step nosings distinguishable through contrasting brightness.
Risers which are not open.
- 6.) Internal Doorways and Hallways
Communal hallways are a minimum of 1200mm wide
Hallways within flats all exceed the minimum of 900mm wide – see plans.
All internal doorways have a minimum clear opening width of 775mm.
All communal doorways have a minimum clear opening width of 825mm and a 300mm nib to the leading edge of the door on the pull side.
- 7.) Circulation Space
All living and dining areas have a clear turning circle of 1500mm or a turning ellipse of 1700mm x 1400mm.
Kitchens all have a minimum of 1200mm between the unit fronts/appliance fronts and any fixed obstruction opposite.
The main bedroom in each flat is capable of having a clear space, 750mm wide to both sides and foot of the double bed.
The second bedroom in each flat (where applicable) is capable of having a clear space, 750mm wide, to one side and foot of the double bed.
- 8.) Entrance Level Living Space
All flats are single story so therefore meet this requirement.
- 9.) Potential for Entrance Level Bed Space
All flats are single story so therefore meet this requirement.
- 10.) Entrance Level WC and Shower Drainage
An accessible bathroom in accordance with Criterion 14 is provided to each flat.
- 11.) WC and Bathroom Walls
WC and Bathroom walls will be detailed to allow firm fixing and support for adaptations such as grab rails.
- 12.) Stairs and Potential Through-Floor Lift in Dwelling
N/A - All flats are single story.
- 13.) Potential for Fitting of Hoists and Bedroom/Bathroom
Ceiling between bedroom and bathroom will be detailed so that ceiling hoists can be fitted at a later date if required.
- 14.) Bathrooms
Main bathrooms to each flat are detailed in accordance with a lifetime homes example diagram – see drawings.
- 15.) Glazing and Window Handle Heights
In principle living space windows will allow seated people to see out.
A minimum of 1 opening light has been drawn in each habitable room and will be detailed to have handles/controls no higher than 1200mm from FFL.
- 16.) Location of Service Controls
All will be detailed to be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.



Site Plan indicating Crowndale House Windows and Broomfield House Windows



Broomfield House Side Windows

SENSE OF ENCLOSURE:

At pre-application stage the point about 'sense of enclosure' affecting neighbouring properties was raised. Evidence to show the impact that the proposal has was asked for.

Broomfield House

The council owned Broomfield House has side windows overlooking the proposed site. The proposed building sits on the northern boundary of the site and is therefore relatively close to the side windows of Broomfield House. These windows are in rooms that enjoy dual aspect, so they will continue to benefit from outlook to the rear of Broomfield House. We feel therefore that the 'sense of enclosure' that the Broomfield House residents will feel as a result of the proposed development will be minimal.

Crowndale House

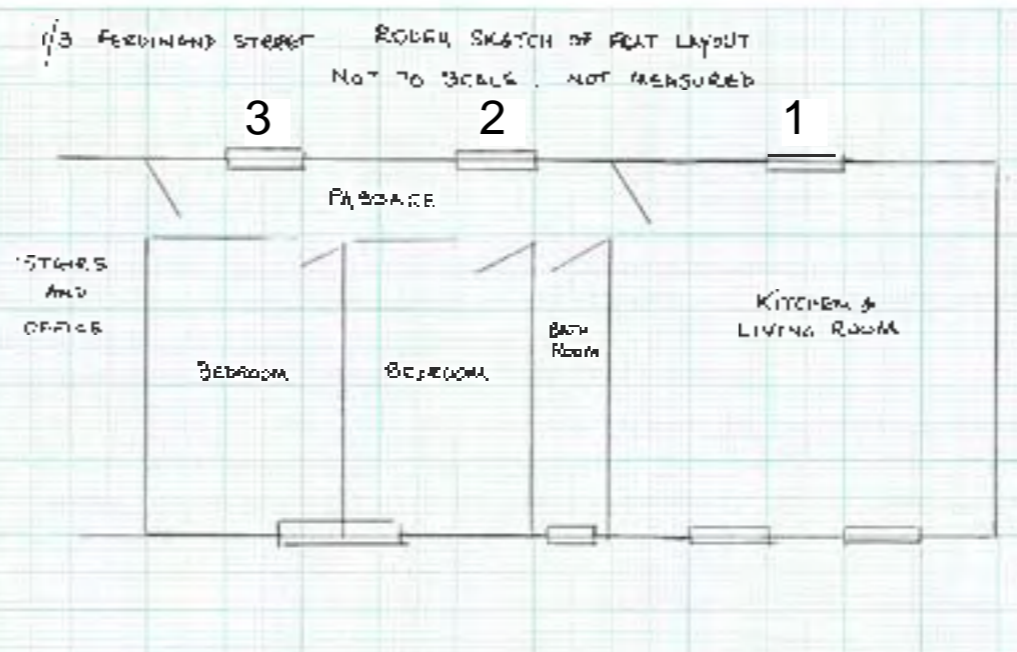
Crowndale House is located on Ferdinand Place, to the rear (East) of the site. The proposed building only abuts the eastern boundary for a short distance on its northern wing while the rest of the rear facade is set back to allow for a communal garden. Our client has spoken to the owner of Crowndale House who provided the sketch diagram below. The diagram illustrates the following (refer to corresponding photograph and plan for reference):

Window 1 (directly opposite the proposed Northern wing): This serves a kitchen/ living space which has dual aspect. The fact that Window 1 is not the only window in this living space should minimise any impact of the proposed new development.
 Windows 2 and 3: Both of these windows serve a hallway that provides access to the bedrooms in the property. As a hallway is not a primary space the impact of the proposal on 'sense of enclosure' should be minimal.

Please also refer to daylight report by Delva Patman Redler



Crowndale House Windows



Crowndale House Windows in Plan



Broomfield House - corner view showing rear windows serving same rooms as side windows

Sinead Hagerty

From: Adam.Lindsay@met.pnn.police.uk
Sent: 17 December 2013 07:59
To: s.hagerty@leesmunday.com
Subject: RE: Proposed New Apartment Building, Ferdinand Street, Camden - Crime Impact Statement

Sinead,

Often to show consultation my emails are simply copied in the D + A statement.

I agree that we have consulted on this application. The crime impact statement is appropriate for this development, and considers crime and anti-social behaviour.

regards Adam Lindsay

Designing Out Crime Officer

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